

BK 0454 PG 0201

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POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

STATE OF MISSISSIPPI
COUNTY OF DESOTO

STATE MS.-DESOTO CO. *SC*

SEP 26 12 53 PM '03

454 PG 201
CH. CLK.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **WE, RICHARD W. MATTINGLY and RAYMOND E. MATTINGLY** of 5825 Polk Lane, Olive Branch, MS 38654, Home telephone 662-895-4914 and Work telephone 662-895-4914, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Warrant unto **ROY G. RAY and wife, ELEANOR M. RAY** of 326 South Slayden Road, Lamar, MS 38642, Home telephone 662-252-9210 and Work telephone 662-252-3421, as joint tenants with full right of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

INDEXING: 31.63 ACRES SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI; being more particularly described as follows:

BEGINNING at the Northwest corner of Section 8, Township 3 South, Range 6 West, which point is on the north side of Vaiden Road; thence South 2 degrees 24 minutes East 1333.2 feet to a point; thence South 82 degrees 30 minutes East 724.1 feet to a point; thence North 44 degrees 59 minutes East along Craft Road 308.4 feet to a point; thence, North 15 degrees 03 minutes East 376.8 feet to a point; thence North 8 degrees 37 minutes West 371.25 feet to a point; thence North 1 degree 23 minutes West 543.45 feet to the intersection of Vaiden and Craft Roads; thence South 84 degrees 40 minutes West along the north line of said Section and Vaiden Road 994.6 feet to the POINT OF BEGINNING, containing 31.63 acres. The directions are magnetic.

LESS AND EXCEPT: That property conveyed by Road Right of Way Deed from Willis A. Mattingly and wife, Mary V. Mattingly to DeSoto County, Mississippi, dated March 26, 1973 and recorded in Land Deed Book 100 at page 581 in the office of the Chancery Clerk of DeSoto County, Mississippi; AND

LESS AND EXCEPT: That property conveyed by Road Right of Way Deed from Willis A. Mattingly and wife, Mary V. Mattingly to DeSoto County, Mississippi, dated October 29, 1974 and recorded in Land Deed Book 110 at page 399 in the office of the Chancery Clerk of DeSoto County, Mississippi.

TOGETHER WITH ALL BUILDINGS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING.

SOURCE DEED: This is the same land and property conveyed as a 67% interest to RICHARD W. MATTINGLY, and a 33% interest to RAYMOND E. MATTINGLY, as tenants in common, by Quitclaim Deed from Willis A. Mattingly and wife, Mary V. Mattingly, dated November 1, 1982 and recorded in Land Deed Book 162, at page 323 in the office of the Chancery Clerk of DeSoto County, Mississippi.

SUBJECT TO: Rights of way and easements for public road and utilities; SPECIFICALLY that easement from Willis A. Mattingly to Mississippi Power & Light Company, dated April 16, 1967 and recorded in Land Deed Book 60 at page 578 in the office of the Chancery Clerk of DeSoto County, Mississippi.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of DeSoto County, Mississippi, none of which render title unmarketable.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or his/her assigns any amount which is in deficit on an actual proration and likewise, the Grantee agrees to pay the Grantor any amount overpaid by the Grantor. GRANTEE WILL BE RESPONSIBLE FOR PAYING TAXES TO THE TAX COLLECTOR WHEN DUE.

WITNESS MY SIGNATURE, this the 25th day of September, 2003.

Richard W. Mattingly
RICHARD W. MATTINGLY

Raymond E. Mattingly
RAYMOND E. MATTINGLY

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named RICHARD W. MATTINGLY and RAYMOND E. MATTINGLY who acknowledged that they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein written as their true act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 25th day of September, 2003.

Jean Churchill King
NOTARY PUBLIC

(SEAL)

MY COMMISSION

